

heirs and assigns forever. Provided that if the said Sarah V. Sundergill and John L. Sundergill, her husband, their heirs, personal representatives or assigns, shall pay promptly the aforesaid promissory note together with all accumulations of interest and shall perform all the covenants herein on their part to be performed, then this mortgage shall be void. And it is agreed that, until default be made in the premises, the said Sarah V. Sundergill and John L. Sundergill, her husband, shall possess the aforesaid property upon paying in the meantime, all taxes and assessments, public debts and charges of every kind, levied or assessed, or to be levied or assessed on said hereby mortgaged property, which taxes, assessments, public dues, charges, mortgage debt and interest the said Sarah V. Sundergill and John L. Sundergill, for themselves, heirs, personal representatives and assigns, do hereby covenant to pay when legally demandable. But if default be made in payment of said money, or the interest thereon to accrue or in any part of either of them, at the time limited for the payment of the same, or in any agreement, covenant or condition of this mortgage, then the entire mortgage debt shall be deemed due and demandable; and it shall be lawful for the said Thomas P. Sappington, his personal representatives and assigns, his their Attorney or Agent, at any time after such default to sell the property hereby mortgaged, or so much thereof as may be necessary to satisfy and pay said debt, interest and all costs incurred in making such sale, and to grant and convey the said property to the purchaser or purchasers thereof, his, her or their heirs or assigns; and which sale shall be made in the manner following, viz: upon giving twenty days' notice of the time, place, manner and terms of sale; in some newspaper printed in Frederick county, and such other notice as by the said Mortgagee personal representatives or assigns, may be deemed expedient; and in the event of a sale of said property, under the powers hereby granted,